

Indicative Selling Price
\$3,550,000

Median House Price
Year ending June 2017: \$1,900,000



5 3 4

Rooms: 13
Property Type: House
Agent Comments

Comparable Properties



123 Riversdale Rd HAWTHORN 3122 (REI) **Agent Comments**

6 3 2

Price: \$3,850,000
Method: Private Sale
Date: 08/06/2017
Rooms: 10
Property Type: House (Res)
Land Size: 1042 sqm approx



6 Kingsley St CAMBERWELL 3124 (REI) **Agent Comments**

4 2 1

Price: \$3,550,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 7
Property Type: House (Res)
Land Size: 790 sqm approx



36 Cochran Av CAMBERWELL 3124 (REI/VG) **Agent Comments**

4 2 2

Price: \$3,520,000
Method: Private Sale
Date: 20/05/2017
Rooms: 8
Property Type: House (Res)
Land Size: 756 sqm approx

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 Burwood Avenue, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$3,550,000

Median sale price

Median price

\$1,900,000

House

X

Unit

Suburb

Hawthorn East

Period - From

01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	123 Riversdale Rd HAWTHORN 3122	\$3,850,000	08/06/2017
2	6 Kingsley St CAMBERWELL 3124	\$3,550,000	13/05/2017
3	36 Cochran Av CAMBERWELL 3124	\$3,520,000	20/05/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~